

VII. Unincorporated Areas

Community Planning Areas – A Retrospective

Community planning areas were delineated in the 1970s to represent communities or groups of neighborhoods with common land use issues. Working with neighborhood groups, the County planning department developed community plans to implement comprehensive plan land use policy in the short range, six to 12 years. The planning areas acted as a useful kind of geographic breakdown of King County, especially for unincorporated areas information. Of the 16 areas covering the entire County, 13 were primarily unincorporated. Beginning with the second Annual Growth Report in 1984, community planning areas were the dominant geographic structure to report the demographic, economic, and development activity of the County. As late as 1989, more than 40 % of the King County population resided in unincorporated areas, and more than half the new residential growth was occurring in those areas. An important chapter of each Annual Growth Report, with Area Profiles, reflected this significance.

Beginning in 1990, new cities began to incorporate, and older cities annexed large portions of the community planning areas. Now, in 2001, only 19 % of the County's population resides in unincorporated communities. Less than one-fourth of the residential growth occurs there. Fewer than half of the "unincorporated community planning areas" are now chiefly unincorporated. For instance, the Shoreline area now contains no unincorporated population.

Because of this transition, the unincorporated community planning areas have lost much of their relevance. Therefore this year is the last year they will be reported. This 2001 Annual Growth Report contains 2000 Census counts for the old areas, demonstrating the shift to city population in many of them. Forecasts prepared some years ago are retained on the Profile pages, in some cases a source of amusement because 2010 forecasts have been exceeded as of 2000.

The next chapter, Chapter 8, contains two sets of geographic boundaries that future Annual Growth Reports will use: school districts and King County Council districts.

For the last time, this chapter will provide comparative information about development activity in these areas:

**Bear Creek
East Sammamish
Enumclaw
Federal Way/Southwest
Highline
Newcastle
Northshore
Shoreline
Snoqualmie Valley
Soos Creek
Tahoma/Raven Heights
Vashon**

A map displaying 2000 population of each Planning Area is in the back of this report.

Statistical Profile on: UNINCORPORATED KING COUNTY

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000
	503,226	513,298	497,403	352,464

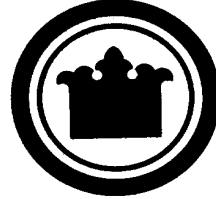
Population Growth, 1980-1990: 2%
 Population Growth, 1990-2000: -31%
 Households, 2000 Census: 125,942
 Average Hhld Size, 2000 Census: 2.79
 Hhld Growth Target Range 1992-2012: 28,525 - 38,477

2000 Census Age Structure:

17 and under	98,648	28%
18 - 64	225,936	64%
65 and over	27,880	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	279,173	79%
Black or African American:	12,051	3%
Asian and Pacific Islander:	30,809	9%
Native American and other:	4,170	1%
Hispanic or Latino*:	15,420	4%
Two or more race:	10,841	3%



Unincorporated King County has a total land area of 1,758 square miles (1,125,000 acres). Most of unincorporated King County's 352,000 people live in urban areas of western King County.

EMPLOYMENT AND INCOME

1999 Number of Business Units: 6,586

Median Household Income:

1989 (1990 Census): \$42,310
 1997 (Estimated): \$70,000

Households by Income Category, 1989:

0 - 50%	22,533	13%
50 - 80%	22,879	13%
80 - 120%	39,646	23%
120% +	88,300	51%

1999 Total Jobs: 46,559

Manufacturing	4,735
Wholesale/Utilities	5,075
Retail	7,631
Finance / Services	13,370
Government/Education	6,371
AFFM/Construction	9,377
High Tech	2,250

Major Businesses and Employers:

School Districts	K2	Weyerhaeuser	Safeway
King County Gov't	QFC	Plywood Supply	Albertson's

HOUSING

2000 Total Housing Unit Count: 136,006

**Single Family 115,678
 Multifamily 20,328

1990 Census Median 2-Bdrm. Rental: \$490

1999 Median 2-Bdrm. Rental: \$790

1990 Census Median House Value: \$146,300

2000 Median House Sales Price: \$233,900

2000 Total New Residential Units: 2,811

**Single Family 1,512
 Multifamily 1,299

DEVELOPMENT ACTIVITY

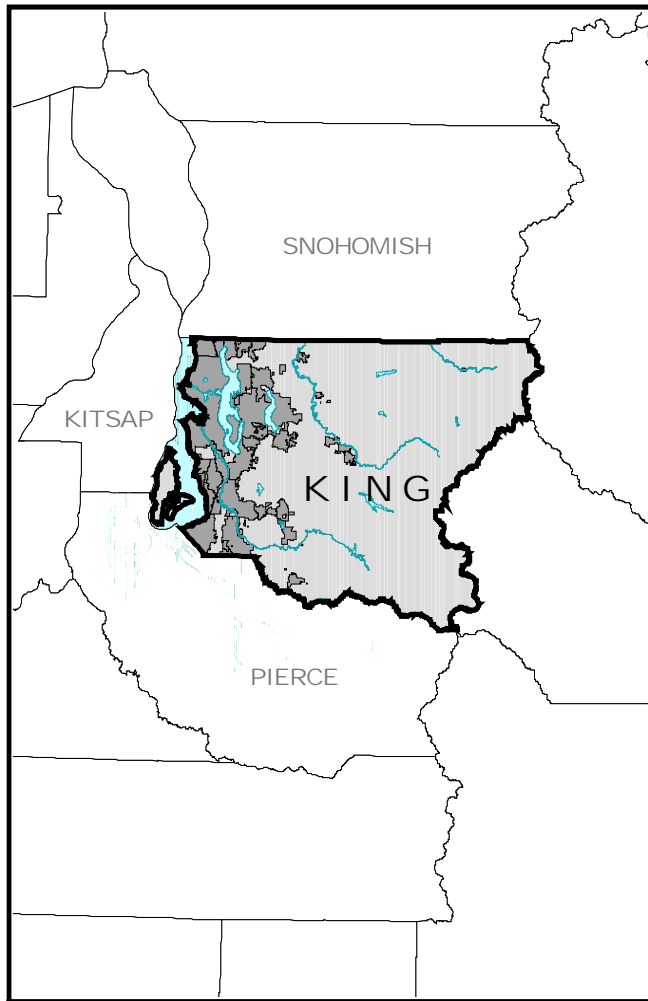
2000 Formal Plats:	# Plats	#Lots	#Acres
Applications:	25	523.00	179.83
Recordings:	23	1,334.00	1,296.89

2000 Short Plats:	# Plats	#Lots	#Acres
Applications:	58	161	438.85
Recordings:	60	181	384.69

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. King County Office of Budget and Strategic Planning. Suburban Cities Assoc. of King County, Washington.

* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.



Unincorporated King County

Highlights

In the last decade, unincorporated King County experienced a net decrease of more than 160,000 people, bringing the 2000 total population to 352,800. The decrease was due chiefly to transfer of population into cities through annexation and incorporation. Since 1990, eight cities have incorporated with a combined total of more than 150,000 people. The formation of the city of Sammamish in 1999 was the last incorporation that further reduced the unincorporated population by 29,000.

The number of new residential units decreased 20 percent to 2,811 in 2000. The decrease was primarily due to single family, down 700 to 1,511 new units, while multifamily construction remained at 1,300 new units. Subdivision recordings increased slightly to 1,334 new lots in 2000. Short plat applications and recordings both experienced a slight increase in 2000.

Plan Status

The "King County Comprehensive Plan 2000" was adopted in February 2001 as an update to the 1994 Comprehensive Plan.

Area

1,758 Square Miles Unincorporated Area and 2,134 Square Miles Total including 39 Cities.

Demographic Summary - Unincorporated Area

	1990	1995	1997	1998	Census 2000	Percent Change 1990-2000
Population						
Unincorp. Area	513,300	497,400	432,100	404,900	352,800	-31.3%
Pop. per sq. mi.	277	273	242	229	201	-27.4%
Households						
Total	184,050	176,600	153,400	145,000	125,942	-31.6%
Household size	2.77	2.80	2.81	2.79	2.79	0.7%
Housing Units						
Total	192,100	185,800	161,400	152,600	136,006	-29.2%
Single family	147,100	144,800	125,300	117,150	106,420	-27.7%
Mobile homes	9,000	10,150	10,300	10,500	9,258	2.9%
Multifamily	36,000	30,850	25,800	24,950	20,328	-43.5%

Population

	Incorp.	Unincorp.	Total
1970 Census	748,600	410,700	1,159,300
1980 Census	766,500	503,250	1,269,750
1990 Census	994,100	513,250	1,507,350
1998 Estimate	1,289,852	387,148	1,677,000
2000 Census	1,384,200	352,800	1,737,000
2010 Forecast	1,433,400	423,000	1,856,400

Note: Forecasts assume no further incorporations after Sammamish in 1999. However, it is probable that the annexation will actually continue to reduce the unincorporated population.

Residential Subdivision Activity Unincorporated King County

Applications for Formal Plats

YEAR	Plats	Lots	Acres
1990	124	4,017	4,899.99
1991	34	1,017	1,294.74
1992	17	758	2,348.53
1993	13	749	314.18
1994	21	1,386	873.92
1995	29	2,019	1,603.16
1996	33	1,525	452.82
1997	55	2,299	881.57
1998	53	2,774	2,186.54
1999	29	707	217.70
2000	25	523	179.83
Total 1990-2000	433	17,774	15,252.98

Recorded Formal Plats

YEAR	Plats	Lots	Acres
1990	66	2,712	1,703.80
1991	51	2,575	1,571.13
1992	57	1,579	1,102.60
1993	60	1,634	937.01
1994	48	1,543	797.24
1995	50	1,361	1,017.30
1996	28	835	461.80
1997	40	1,717	1,425.75
1998	33	1,108	513.24
1999	26	1,244	1,823.12
2000	23	1,334	1,296.89
Total 1990-2000	482	17,642	12,649.88

Applications for Short Plats

YEAR	Plats	Lots	Acres
1990	424	1,363	4,108.26
1991	160	422	718.00
1992	109	292	365.47
1993	54	157	296.13
1994	110	297	609.21
1995	68	202	315.35
1996	54	163	390.22
1997	53	158	339.00
1998	63	178	286.41
1999	62	156	398.30
2000	58	161	438.85
Total 1990-2000	1,215	3,549	8,265.20

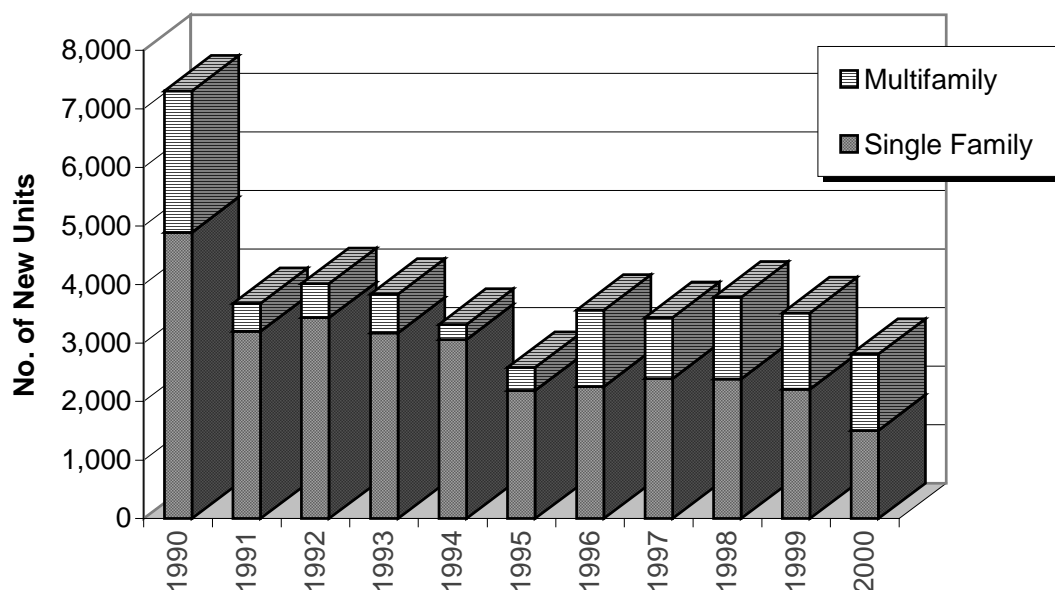
Recorded Short Plats

YEAR	Plats	Lots	Acres
1990	129	391	848.30
1991	138	385	1,102.83
1992	124	352	377.14
1993	116	332	617.48
1994	116	317	225.01
1995	125	334	669.66
1996	83	234	270.44
1997	46	127	151.20
1998	74	208	174.22
1999	47	134	141.48
2000	60	181	384.69
Total 1990-2000	1,058	2,995	4,962.45

Residential Permits and Units Unincorporated King County

YEAR	Single Family		Multifamily		Total	
	Permits	Units	Permits	Units	Permits	Units
1990	4,890	4,890	44	2,416	4,934	7,306
1991	3,198	3,200	14	479	3,212	3,679
1992	3,432	3,432	24	583	3,456	4,015
1993	3,174	3,174	14	661	3,188	3,835
1994	3,059	3,059	9	261	3,068	3,320
1995	2,191	2,188	15	396	2,206	2,584
1996	2,259	2,259	35	1,303	2,294	3,562
1997	2,391	2,391	19	1,044	2,410	3,435
1998	2,384	2,384	9	1,400	2,393	3,784
1999	2,210	2,210	58	1,306	2,268	3,516
2000	1,511	1,511	29	1,300	1,540	2,811
Total 1990-2000	30,699	30,698	270	11,149	30,969	41,847

Total New Residential Units



Total New Residential Units Authorized by Unincorporated King County Areas, 1990 - 2000

Total

Community Planning Area:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Bear Creek	430	217	319	272	349	259	297	289	189	118	674
East Sammamish	1,264	410	656	389	379	520	673	939	1,318	1,432	676
Enumclaw	121	104	93	85	79	59	68	54	59	50	53
Federal Way / Southwest	1,218	221	319	212	160	166	351	77	79	139	207
Highline	264	69	203	254	65	47	61	10	164	64	82
Newcastle	519	125	215	148	156	67	199	71	104	214	75
Northshore	478	268	287	299	339	141	193	583	519	503	187
Shoreline	111	88	81	83	87	118	13	3	21	2	1
Snoqualmie Valley	349	245	246	221	249	216	201	227	196	169	141
Soos Creek	1,537	931	923	1,247	691	477	849	817	887	604	515
Tahoma Raven Heights	824	730	535	530	669	443	557	227	134	129	119
Vashon	171	127	127	83	88	63	87	83	103	86	72
TOTAL:	7,286	3,535	4,004	3,823	3,311	2,576	3,549	3,380	3,773	3,510	2,811

Single Family

Community Planning Area:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Bear Creek	430	217	319	272	349	259	297	289	189	114	287
East Sammamish	733	375	573	338	377	319	437	512	755	835	23
Enumclaw	121	104	93	85	79	59	64	54	59	48	53
Federal Way / Southwest	477	221	273	212	160	106	127	73	79	139	203
Highline	120	47	62	60	65	47	57	10	92	64	76
Newcastle	319	125	175	118	156	67	69	71	104	120	64
Northshore	275	187	213	275	126	120	117	215	226	184	151
Shoreline	67	51	55	58	62	28	3	3	7	2	1
Snoqualmie Valley	349	245	246	221	249	216	191	227	196	163	135
Soos Creek	996	801	796	910	670	453	410	572	851	326	327
Tahoma Raven Heights	824	558	525	530	669	443	387	227	134	125	115
Vashon	159	127	91	83	88	63	87	83	103	84	68
TOTAL:	4,870	3,058	3,421	3,162	3,050	2,180	2,246	2,336	2,795	2,204	1,511

Multifamily

Community Planning Area:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Bear Creek	0	0	0	0	0	0	0	0	0	4	387
East Sammamish	531	35	83	51	2	201	236	427	563	597	654
Enumclaw	0	0	0	0	0	0	4	0	0	2	0
Federal Way / Southwest	741	0	46	0	0	60	224	4	0	0	4
Highline	144	22	141	194	0	0	4	0	72	0	6
Newcastle	200	0	40	30	0	0	130	0	0	94	11
Northshore	203	81	74	24	213	21	76	368	293	319	36
Shoreline	44	37	26	25	25	90	10	0	14	0	0
Snoqualmie Valley	0	0	0	0	0	0	10	0	0	6	6
Soos Creek	541	130	127	337	21	24	439	245	36	278	188
Tahoma Raven Heights	0	172	10	0	0	0	170	0	0	4	4
Vashon	12	0	36	0	0	0	0	0	0	2	4
TOTAL:	2,416	477	583	661	261	396	1,303	1,044	978	1,306	1,300

Note: East King County, Eastside and Green River Valley contain very small unincorporated portions that is why they are not being reported.

Source: King County Department of Development and Environmental Services

Transportation Concurrency Approvals

Unincorporated King County by Community Planning Area

In Housing Units, 1995 - 2000

URBAN AREA

Planning Area	1995		1996		1997		1998		1999		2000	
	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family
Bear Creek	3,750	200	0	0	0	0	0	0	4	0	0	0
East King County	0	0	0	0	0	0	0	0	0	0	0	0
East Sammamish	2,759	1,196	1,155	1,728	1,112	1,117	71	250	62	0	13	30
Eastside/Gr. River Valley	8	0	0	0	3	0	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0	0	0	0	0	0	0
Federal Way	208	0	68	0	325	487	242	65	122	350	67	0
Highline	87	0	13	11	70	72	47	556	62	82	115	0
Newcastle	39	50	27	0	37	4	428	74	140	0	92	9
Northshore	186	190	135	1,546	159	502	389	192	111	20	69	0
Shoreline	4	33	0	0	0	14	2	21	0	0	0	0
Snoqualmie Valley	0	0	0	0	0	0	0	0	0	0	0	0
Soos Creek	1,057	1,025	589	513	388	323	295	302	524	204	250	285
Tahoma/Raven Heights	357	225	392	0	844	0	0	0	0	0	7	0
TOTAL:	8,455	2,919	2,379	3,798	2,938	2,519	1,474	1,460	1,025	656	613	324

RURAL AREA

Planning Area	1995		1996		1997		1998		1999		2000	
	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family
Bear Creek	125	-	8	-	5	-	0	-	0	-	16	-
East King County	0	-	0	-	1	-	0	-	0	-	15	-
East Sammamish	3	-	3	-	1	-	0	-	1	-	20	-
Eastside/Gr. River Valley	0	-	0	-	0	-	0	-	0	-	0	-
Enumclaw	1	-	8	-	1	-	0	-	4	-	28	-
Newcastle	5	-	1	-	2	-	1	-	5	-	3	-
Northshore	4	-	0	-	0	-	2	-	0	-	0	-
Snoqualmie Valley	97	-	26	-	9	-	59	-	34	-	17	-
Soos Creek	31	-	4	-	18	-	25	-	16	-	8	-
Tahoma/Raven Heights	12	-	13	-	12	-	83	-	51	-	7	-
Vashon	2	-	10	-	0	-	12	-	67	-	25	-
TOTAL:	280	-	73	-	49	-	182	-	178	-	139	-

Notes: Concurrency is the first step in the permit process and concurrency approvals are an indicator of future development.

Units listed by date concurrency applications received.

Source: King County Department of Transportation, Planning Division, June 2000.

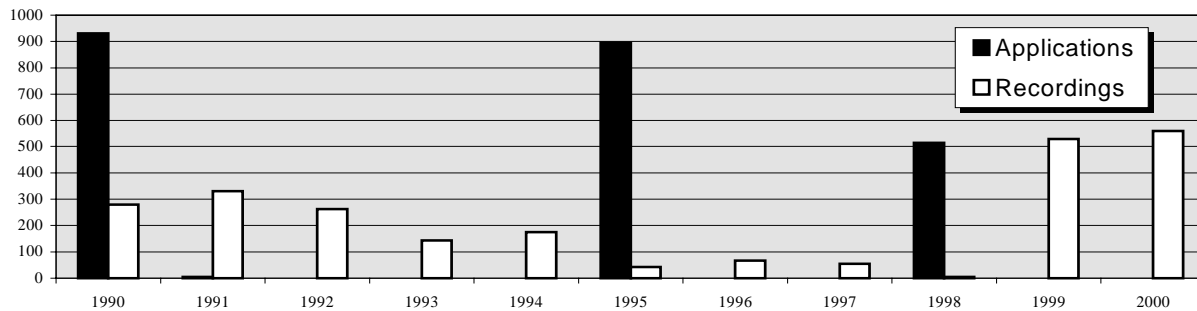
Residential Subdivision Activity

Unincorporated King County

Applications and Recorded Formal Plats, 1990 – 2000

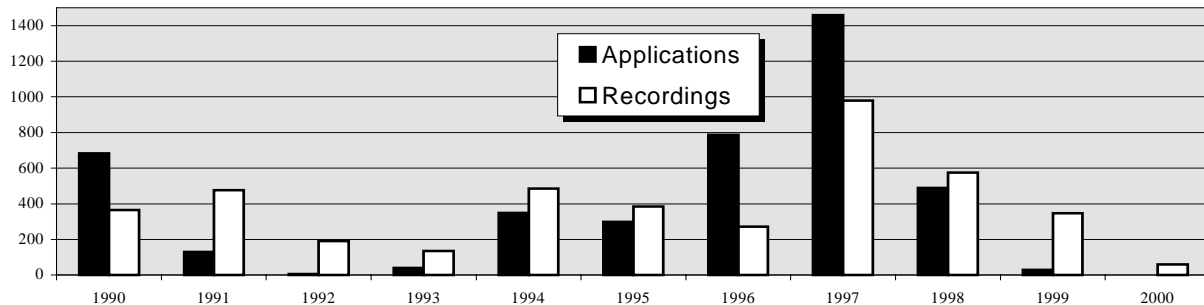
BEAR CREEK

YEAR	Applications			YEAR	Recordings		
	Plats	Lots	Acres		Plats	Lots	Acres
1990	12	931	1,517.06	1990	9	279	440.97
1991	2	5	3.87	1991	7	330	357.79
1992	0	0	0.00	1992	11	263	311.32
1993	0	0	0.00	1993	10	143	205.22
1994	0	0	0.00	1994	8	175	191.82
1995	1	896	807.07	1995	4	42	42.65
1996	0	0	0.00	1996	4	67	30.92
1997	0	0	0.00	1997	3	55	66.79
1998	1	514	265.00	1998	1	5	3.54
1999	0	0	0.00	1999	3	529	1352.00
2000	0	0	0.00	2000	2	559	503.00
TOTAL	16	2,346	2,593.00	TOTAL	60	1,888	3,003.02



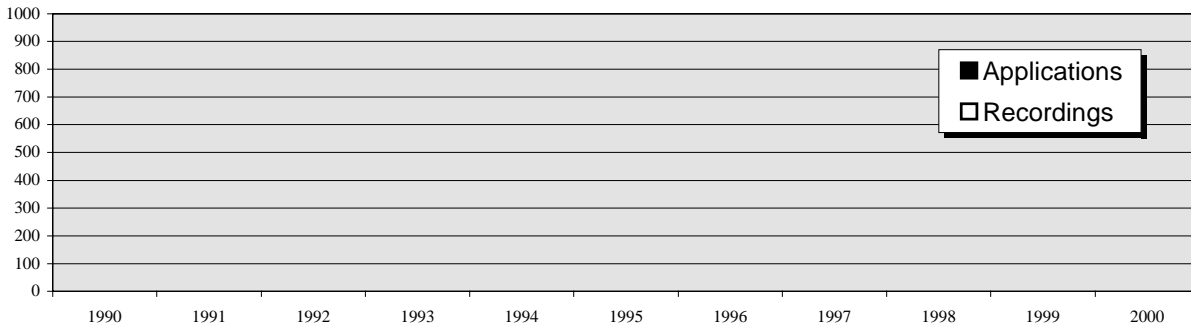
EAST SAMMAMISH

YEAR	Applications			YEAR	Recordings		
	Plats	Lots	Acres		Plats	Lots	Acres
1990	16	683	2,082.48	1990	8	366	144.23
1991	2	131	43.49	1991	9	476	181.46
1992	1	6	2.76	1992	7	192	281.77
1993	2	39	11.86	1993	3	136	46.13
1994	3	350	104.11	1994	8	486	232.77
1995	4	300	137.99	1995	7	386	389.77
1996	9	787	255.95	1996	5	273	185.30
1997	24	1459	598.91	1997	11	978	492.05
1998	17	490	187.57	1998	11	576	307.75
1999	1	29	7.33	1999	9	347	170.58
2000	0	0	0.00	2000	3	60	17.60
TOTAL	79	4,274	3,432.45	TOTAL	81	4,276	2,449.41

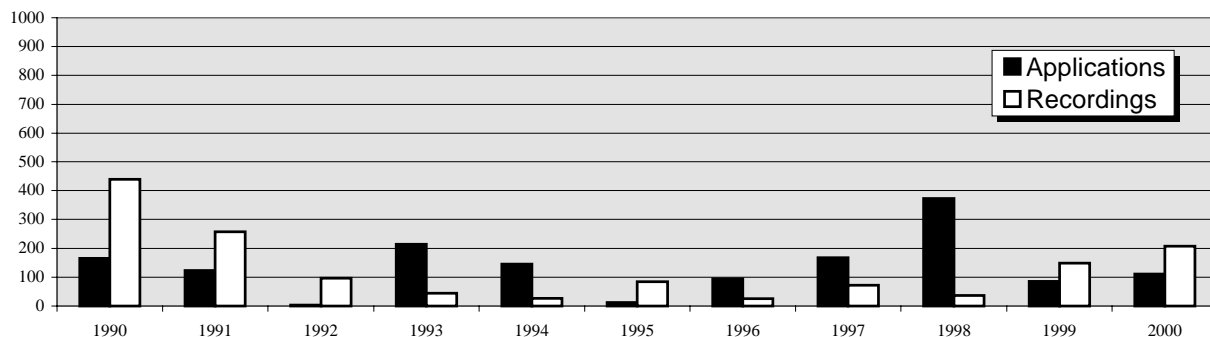


ENUMCLAW

YEAR	Applications			YEAR	Recordings		
	Plats	Lots	Acres		Plats	Lots	Acres
1990	0	-	-	1990	0	-	-
1991	0	0	0.00	1991	0	0	0.00
1992	0	0	0.00	1992	0	0	0.00
1993	0	0	0.00	1993	0	0	0.00
1994	0	0	0.00	1994	0	0	0.00
1995	0	0	0.00	1995	0	0	0.00
1996	0	0	0.00	1996	0	0	0.00
1997	0	0	0.00	1997	0	0	0.00
1998	0	0	0.00	1998	0	0	0.00
1999	0	0	0.00	1999	0	0	0.00
2000	0	0	0.00	2000	0	0	0.00
TOTAL	0	0	0.00		0	0	0.00

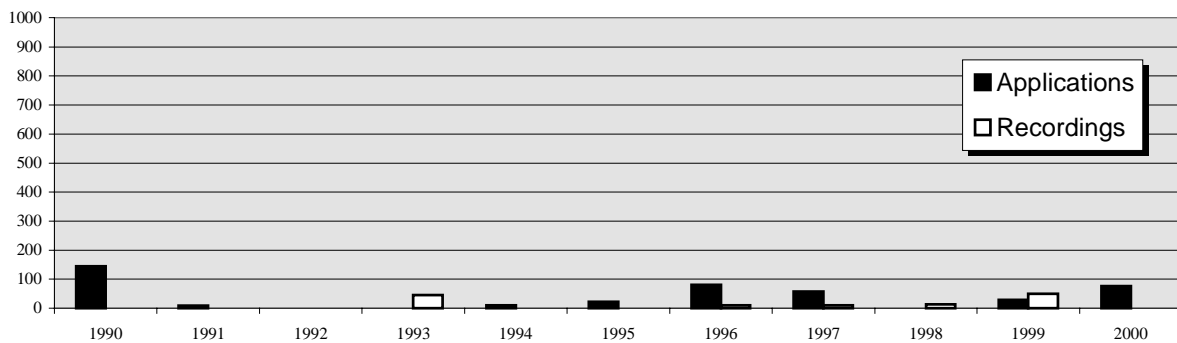
FEDERAL WAY
/ SouthWest

YEAR	Applications			YEAR	Recordings		
	Plats	Lots	Acres		Plats	Lots	Acres
1990	8	165	56.32	1990	7	440	270.53
1991	4	124	37.69	1991	4	258	72.06
1992	1	4	1.87	1992	3	96	41.54
1993	3	214	111.85	1993	1	44	13.30
1994	2	145	42.38	1994	2	26	8.52
1995	1	12	2.08	1995	4	84	38.93
1996	5	94	21.82	1996	2	25	8.00
1997	7	167	36.92	1997	3	73	16.65
1998	8	373	95.74	1998	2	37	10.57
1999	3	86	22.45	1999	5	148	76.22
2000	4	111	25.19	2000	4	208	52.36
TOTAL	46	1495	454.31		37	1439	608.68



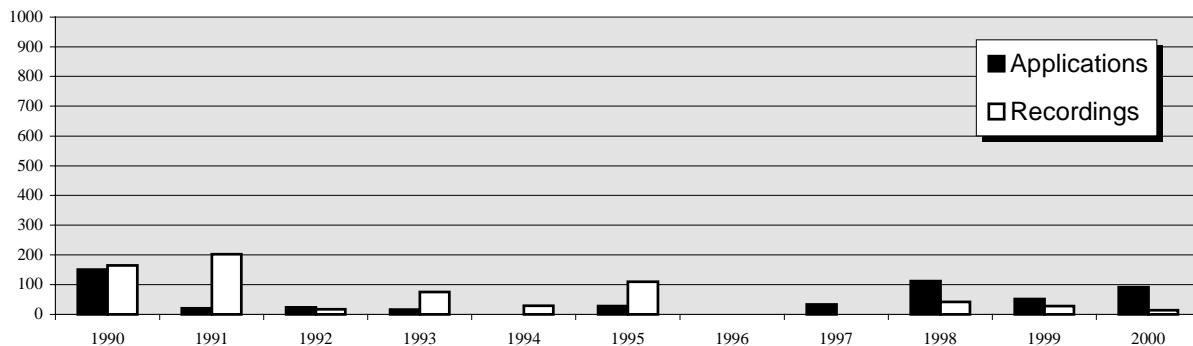
HIGHLINE

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	7	145	36.57	0	0	0.00
1991	1	9	3.60	0	0	0.00
1992	0	0	0.00	0	0	0.00
1993	0	0	0.00	1	45	10.45
1994	1	10	1.79	0	0	0.00
1995	1	22	3.25	0	0	0.00
1996	4	81	13.35	1	11	2.53
1997	1	57	14.30	1	10	1.79
1998	0	0	0.00	1	14	3.54
1999	2	29	4.41	2	50	9.25
2000	3	76	10.27	0	0	0.00
TOTAL	20	429	87.54	6	130	27.56



NEWCASTLE

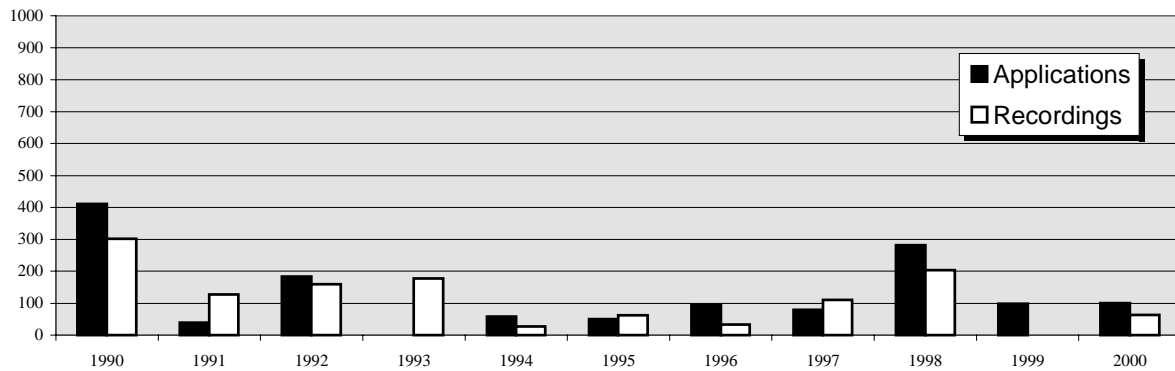
YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	8	150	94.21	3	164	230.42
1991	2	20	24.11	4	202	296.18
1992	2	24	15.68	1	17	4.61
1993	1	16	40.11	4	75	65.17
1994	0	0	0.00	1	28	35.96
1995	1	27	6.89	5	110	200.02
1996	0	0	0.00	0	0	0.00
1997	2	33	7.50	0	0	0.00
1998	1	112	28.09	4	42	30.37
1999	1	51	12.75	1	27	6.90
2000	4	91	27.46	1	14	3.37
TOTAL	22	524	256.8	24	679	873



NORTHSHORE

YEAR	Applications		
	Plats	Lots	Acres
1990	21	411	172.24
1991	3	39	8.76
1992	8	183	75.25
1993	0	0	0.00
1994	2	58	13.65
1995	5	50	10.15
1996	5	95	22.25
1997	5	79	15.44
1998	11	281	54.73
1999	6	98	18.00
2000	4	101	13.53
TOTAL	70	1395	404

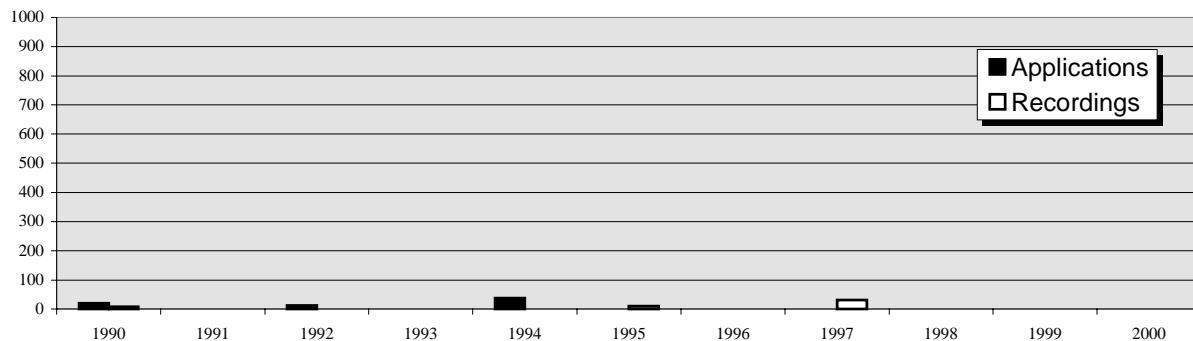
YEAR	Recordings		
	Plats	Lots	Acres
1990	9	302	101.53
1991	5	127	72.09
1992	9	160	65.37
1993	11	178	62.91
1994	2	27	6.50
1995	5	62	18.10
1996	4	33	33.06
1997	7	110	50.84
1998	8	203	83.93
1999	0	0	0.00
2000	3	64	15.78
TOTAL	63	1,266	510.11



SHORELINE

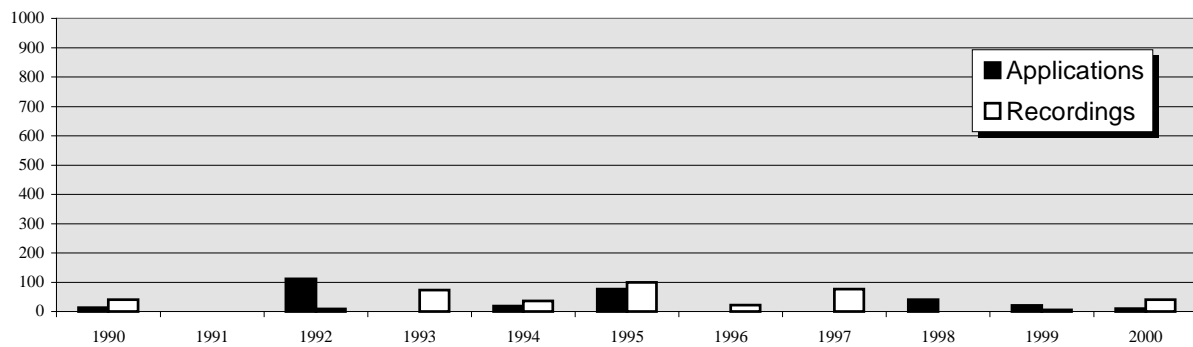
YEAR	Applications		
	Plats	Lots	Acres
1990	2	20	3.79
1991	0	0	0.00
1992	1	13	6.40
1993	0	0	0.00
1994	2	38	6.19
1995	0	0	0.00
1996	0	0	0.00
1997	0	0	0.00
1998	0	0	0.00
1999	0	0	0.00
2000	0	0	0.00
TOTAL	5	71	16.38

YEAR	Recordings		
	Plats	Lots	Acres
1990	1	8	1.78
1991	0	0	0.00
1992	0	0	0.00
1993	0	0	0.00
1994	0	0	0.00
1995	1	11	6.40
1996	0	0	0.00
1997	2	31	6.56
1998	0	0	0.00
1999	0	0	0.00
2000	0	0	0.00
TOTAL	4	50	14.74

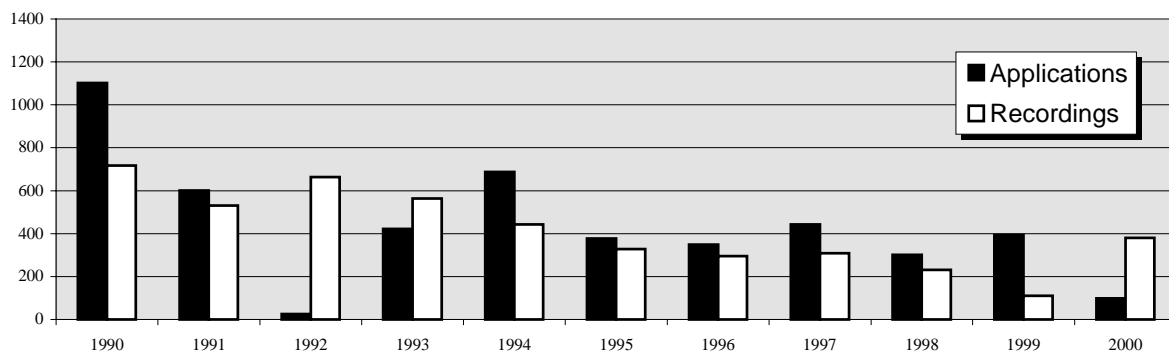


SNOQUALMIE
VALLEY

YEAR	Applications			YEAR	Recordings		
	Plats	Lots	Acres		Plats	Lots	Acres
1990	1	14	61.00	1990	2	41	33.85
1991	0	0	0.00	1991	0	0	0.00
1992	1	112	499.61	1992	1	9	23.20
1993	0	0	0.00	1993	4	74	159.51
1994	1	18	100.79	1994	1	36	33.68
1995	1	76	493.84	1995	2	100	157.17
1996	0	0	0.00	1996	1	22	27.50
1997	0	0	0.00	1997	1	76	534.09
1998	1	41	510.00	1998	0	0	0.00
1999	2	21	61.81	1999	1	6	100.79
2000	1	10	4.21	2000	1	41	510.00
TOTAL	8	292	1731.26		14	405	1579.79

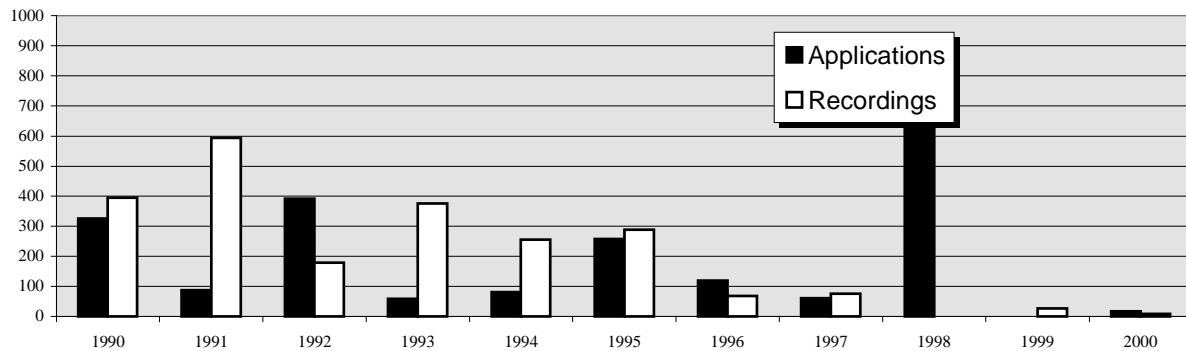
SOOS
CREEK

YEAR	Applications			YEAR	Recordings		
	Plats	Lots	Acres		Plats	Lots	Acres
1990	33	1,101	450.00	1990	21	717	231.35
1991	16	602	1101.15	1991	14	530	182.66
1992	1	25	495.00	1992	19	663	200.64
1993	5	421	95.51	1993	17	563	183.45
1994	8	686	563.01	1994	19	443	132.87
1995	11	378	86.60	1995	14	328	91.13
1996	8	349	80.58	1996	7	295	12.56
1997	13	443	137.89	1997	9	309	193.29
1998	10	302	75.75	1998	6	231	58.77
1999	14	393	90.95	1999	4	111	69.07
2000	6	98	27.78	2000	8	380	158.01
TOTAL	125	4,798	3204.22		138	4,570	1,513.80



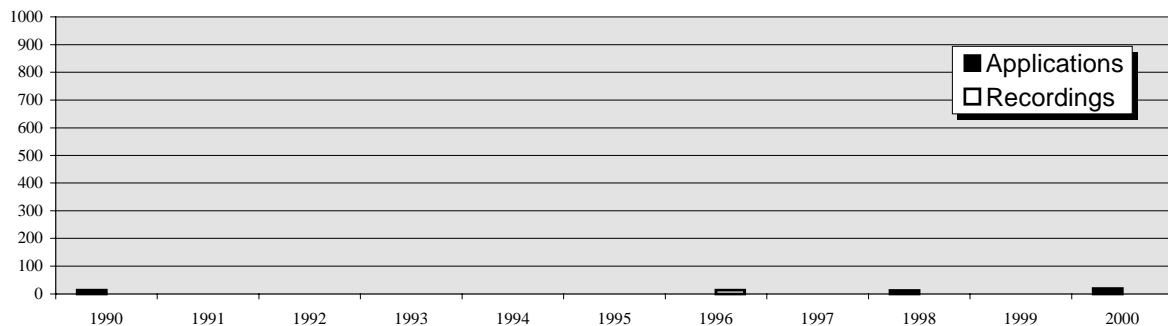
TAHOMA /
RAVEN
HEIGHTS

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	15	325	404.77	6	395	249.14
1991	4	87	72.07	7	594	354.19
1992	2	391	1742.01	6	179	174.15
1993	2	59	54.85	9	376	191.17
1994	2	81	42.00	5	255	130.34
1995	4	258	55.29	8	288	73.08
1996	2	119	58.87	3	67	158.69
1997	3	61	70.61	3	75	63.69
1998	3	649	958.10	0	0	0.00
1999	0	0	0.00	1	26	39.12
2000	2	17	52.27	1	8	36.77
TOTAL	39	2,047	3510.84	49	2,263	1,470.34



VASHON

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	1	14	3.24	0	0	0.00
1991	0	0	0.00	0	0	0.00
1992	0	0	0.00	0	0	0.00
1993	0	0	0.00	0	0	0.00
1994	0	0	0.00	0	0	0.00
1995	0	0	0.00	0	0	0.00
1996	0	0	0.00	1	13	3.24
1997	0	0	0.00	0	0	0.00
1998	1	12	11.56	0	0	0.00
1999	0	0	0.00	0	0	0.00
2000	1	19	19.11	0	0	0.00
TOTAL	3	45	33.91	1	13	3.24



20-Year Household Growth Targets

Unincorporated King County by Community Planning Area

Revised for Reduction of Unincorporated Urban Targets to accommodate Annexations and Incorporations after CPP adoption.

Jurisdiction	1990 HOUSEHOLDS	ORIGINAL 1994 Growth Target			Household Reduction (Adjusted Cities Target)	RURAL Growth Target	New URBAN Target Growth Range As of 1-1-98	
		*Urban	*Rural	TOTAL			low:	High:
Bear Creek	6,600	3,400	1,600	4,300-5,700	328	1,600	2,572	3,572
East King County	300	0	50	0-100	0	50	0	0
East Sammamish	10,500	7,650	950	8,000-9,200	388	950	6,812	7,712
Eastside/Green River Valley	1,350	0	0	0	0	0	0	0
Enumclaw	4,100	0	300	250-350	0	300	0	0
Federal Way	10,800	3,750	0	3,300-4,200	756	0	2,544	3,444
Highline	32,200	1,650	0	1,400-1,900	64	0	1,336	1,836
Newcastle	16,000	3,050	400	2,900-4,000	1,212	400	1,388	2,288
Northshore	23,600	3,000	250	2,800-3,700	116	250	2,484	3,284
Shoreline	23,500	3,000	0	2,600-3,400	2,870	0	0	260
Snoqualmie Valley	7,500	0	1,100	900-1,300	0	1,100	0	0
Soos Creek	32,100	9,100	650	9,150-10,350	3,093	650	5,507	6,507
Tahoma/Raven Heights	11,600	3,400	1,300	4,100-5,300	2,696	1,300	304	1,104
Vashon	3,800	0	400	300-500	0	400	0	0
Uninc. King Co. Total:	184,050	38,000	7,000	40,048-50,000	11,523	7,000	22,947	30,007
Cities Total:	431,750			131,768 - 172,558			142,646	184,719
KING COUNTY TOTAL:	615,800	38,000	7,000	184,913-212,546			171,171	223,196

* Figures represent midpoint of range.

Notes: Household growth targets are policy statements identifying the number of new households to be accommodated during the 20 - year Growth Mangement Planning period. They are expressed as a range of households to be added within the Urban and Rural designated areas of each planning area. The unincorporated total targets were originally established by the Countywide Planning Policies in July, 1994.

The "Reduction of Unincorporated Urban Targets, Household Growth Target Reduction by Planning Area" Table established a breakdown by Subarea of the King County new household targets for the Urban Growth Area, which reflects annexations and Incorporations that have occurred since the adoption of this plan in 1994. Although they may be defined through future planning with affected communities and adjacent cities, these ranges are intended to be used as guide for future planning of land uses and decisions on services and infrastructure.

1. Bear Creek Urban Area consists almost entirely of designated UPD.
2. Only small area of Shoreline remained unincorporated in January 1998. Range reduced accordingly.
3. Low and High range totals do not agree exactly with CPPs Appendix 2A because of Shoreline
4. This table accounts for adjustments through January 1998 only.
5. The cities of Kenmore and Sammamish incorporated after 1-1-98.

Source: King County Comprehensive Plan, 2000.

Preliminary Residential Dwelling Unit Capacity Unincorporated King County, 1995

URBAN LAND

Unincorporated Area:	<u>VACANT</u>		<u>REDEVELOPABLE</u>		<u>TOTAL</u>	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	2,130	3,950	0	0	2,130	3,950
Eastside	0	0	0	0	0	0
East King County	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0
East Sammamish	8,228	12,008	601	1,849	8,829	13,857
Federal Way	1,547	5065	263	919	1,810	5984
Green River Valley	165	217	38	43	203	260
Highline	354	3,431	107	685	461	4,116
Newcastle	1,225	1965	151	372	1,376	2337
Northshore	1,191	3,327	453	2,417	1,644	5,744
Soos Creek	2,420	9,074	716	1,610	3,136	10,684
Shoreline	27	132	26	152	53	284
Snoqualmie	1,137	1,160	105	538	1,242	1,698
Tahoma/Raven Heights	972	4,164	162	1,472	1,134	5,636
Vashon	0	0	0	0	0	0
Urban Total:	19,396	44,144	2,622	8,258	22,018	54,550

Dwelling unit capacity is measured in housing units that can be accommodated on vacant land parcels (vacant land capacity) and on partly developed parcels (redevelopment capacity)

Notes:

(1) Dwelling unit capacity provides an estimate of the ability of jurisdictions to accommodate future household growth on residentially zoned land. Dwelling unit capacity has two components: dwelling units that can be built on vacant land, and additional units that can be accommodated on partly utilized or already developed land.

(2) Capacity estimates in the table have been discounted for factors that reduce site yields: critical areas, right-of-way and lands for other public purposes such as parks and schools. The estimates also have been discounted for "market" factors to allow for the fact that not all lands will be available for use within the 20-yr planning horizon jurisdictions are using for Growth Management Act planning.

(3) The estimates in the tables are for current boundaries and zoning as of December 1995. Capacities in the cities of Newcastle (incorporated Oct. 1994) and Shoreline (incorporated Aug. '95) are not included in this table. The cities of Covington, Maple Valley, Kenmore and Sammamish were still unincorporated in '95, so their capacity is included in this table.

RURAL LAND

Unincorporated Area:	<u>VACANT</u>		<u>REDEVELOPABLE</u>		<u>TOTAL</u>	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	4,388	1,592	368	21	4,756	1,613
Eastside	0	0	0	0	0	0
East King County	35,050	1,004	179	4	35,229	1,008
Enumclaw	8,512	994	0	0	8,512	994
East Sammamish	2,953	526	302	22	3,255	548
Federal Way	0	0	0	0	0	0
Green River Valley	0	0	0	0	0	0
Highline	0	0	0	0	0	0
Newcastle	1,146	443	73	13	1,219	456
Northshore	473	212	285	30	758	242
Soos Creek	2,977	850	289	27	3,266	877
Shoreline	0	0	0	0	0	0
Snoqualmie	23,242	3,045	2,551	552	25,793	3,597
Tahoma/Raven Heights	4,914	2,126	815	901	5,729	3,027
Vashon	6,146	2,594	461	41	6,607	2,635
Rural Total:	89,801	13,386	5,323	1,611	95,124	14,997

Source: King County Department of Development and Environmental Services and King County Office of Regional Policy and Planning.

Forest Practice Applications in Unincorporated King County

Land Outside U.S. Forest Service Jurisdiction, 1990 - 1998

	1990	1991	1992	1993*	1994	1995	1996	1997	1998
Forest acres harvested and replanted**									
Inside Forest Production District (Class 2,3)	9,022	10,814	4,200	6,249	9,178	8,022	6,974	8,790	7,656
Outside Forest Production District (Class 2,3)	948	1,155	2,474	3,685	2,183	1,653	1,604	1,663	495
Class 4 Special***	189	524	1,548	193	0	18	47	112	651
Inside Forest Production District	190	201	121	133	165	153	180	205	163
Outside Forest Production District	66	68	93	248	185	144	124	103	51
Forest acres converted (Class 4 General)****									
Inside Forest Production District	1	71	7	13	0	0	4	58	145
Outside Forest Production District	727	355	438	1,118	306	674	750	483	1,338
Inside Forest Production District	5	12	1	4	0	0	1	3	8
Outside Forest Production District	56	17	27	96	32	41	55	34	27
Community Planning Areas (Total Acres Cut)									
Bear Creek	188	35	111	162	161	312	132	26	1,091
East King County	4,426	6,478	2,872	2,854	2,978	2,951	2,238	3,155	3,529
East Sammamish	65	47	69	599	247	320	288	270	184
Enumclaw	526	1,040	900	970	540	1,201	1,484	1,068	980
Federal Way	0	0	15	88	20	2	6	50	28
Newcastle	171	118	122	97	92	131	80	11	3
Northshore	3	2	21	3	16	24	52	11	5
Snoqualmie	4,928	4,160	2,673	3,858	6,284	4,330	3,699	5,479	3,684
Soos Creek	48	14	228	546	114	188	365	58	39
Tahoma Raven Heights	467	905	1,533	1,963	1,179	949	950	836	688
Vashon Island	60	35	111	103	29	69	56	61	52
Other (urban) Community Planning Areas * &	0	84	12	9	6	0	29	81	4
Number of Approved Forest Practice Apps.	315	298	242	n/a	382	360	334	327	237
Number of Disapproved Forest Practice Apps.	30	28	17	n/a	49	60	26	18	12
Harvest (Class 2,3,4S)	269	3	5	n/a	285	442	252	436	539
Conversion (Class 4G)	272	583	193	n/a	168	255	259	12	9

* 1993 data are for Forest Practice Applications submitted for approval; complete records re final approval/disapproval are not available.

** Classes 2,3, and 4-Special apps. are issued where forestry will be continued; the land must be reforested within 3 yrs after harvest.

*** Class 4-Special forest applications are issued where the proposal has potential for a substantial impact on the environment and must comply with requirements of the State Environmental Policy Act.

**** Class 4-General applications are forest practices including harvests on lands that will be converted to a use other than forestry. The future use may be urban, pasture, mining or other use incompatible with forestry. Reforestation is not required.

* & Other (Urban) Community Planning Areas: Eastside, Green River, Highline and Shoreline.

Source: Washington Department of Natural Resources and King County Department of Development and Environmental Services